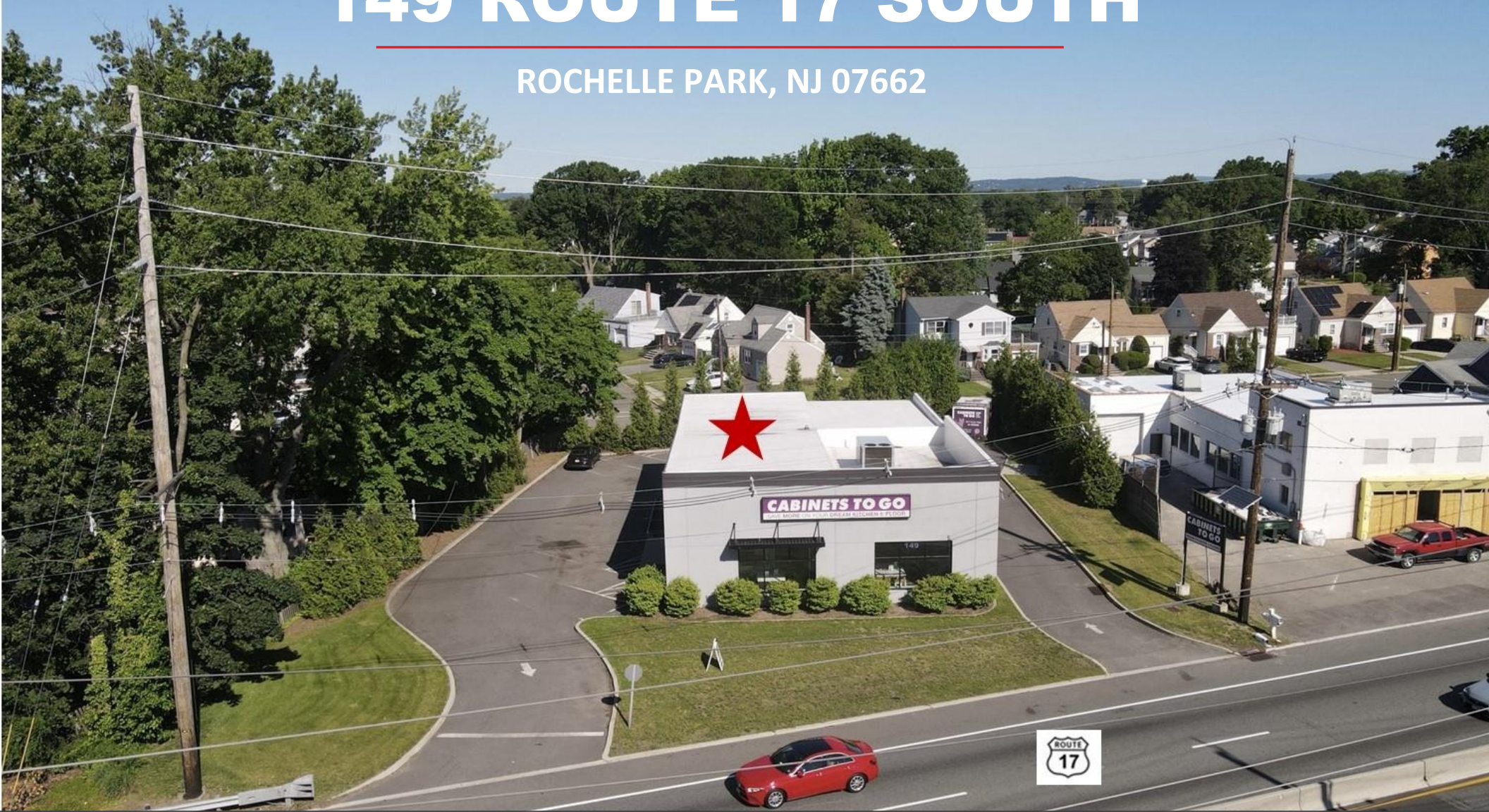


FOR SALE OR LEASE: 3,724 +/- SQ. FT. RETAIL PROPERTY

149 ROUTE 17 SOUTH

ROCHELLE PARK, NJ 07662



Contact **Exclusive Brokers**

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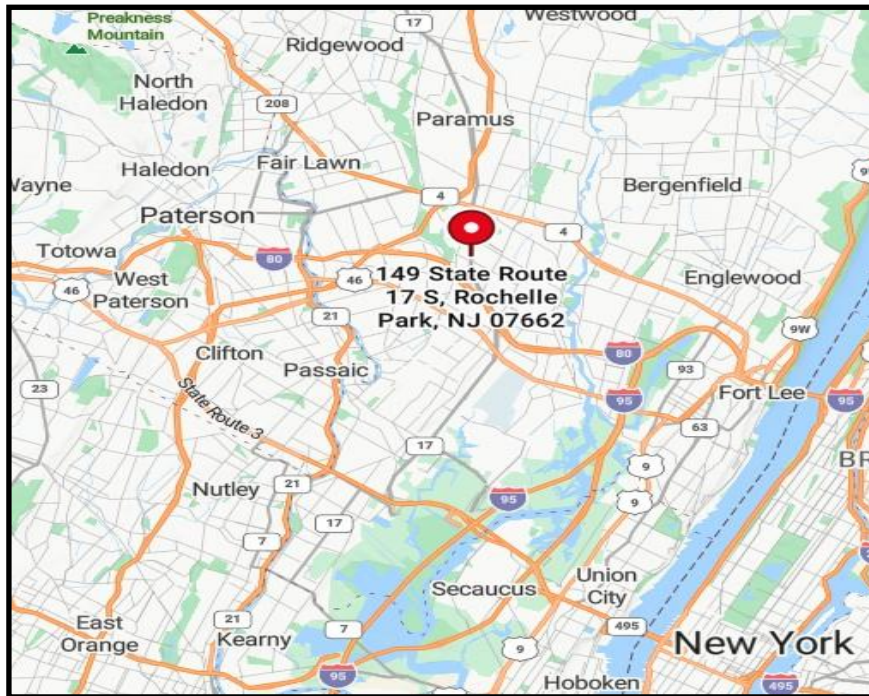
swellins@teamresourcesinc.com



149 ROUTE 17 SOUTH // ROCHELLE PARK, NJ 07662

Team Resources is pleased to present the opportunity to acquire **149 Route 17 South**, a highly visible free-standing retail building located along the premier commercial corridor in Rochelle Park. The asset offers outstanding exposure, strong surrounding demographics, and long-term intrinsic land value within one of Bergen County's most established retail trade areas.

With excellent signage & branding opportunity, this offering represents a rare chance for an owner-user seeking a flagship Bergen County location. **Ideal For** : Retail / Showroom Users; Medical / Professional Services; Automotive / Specialty Retail; Investors Seeking Stable Corridor Asset.



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PROPERTY DESCRIPTION

Building Size:	3,724 ± sq. ft.
Acreage:	0.55 ± acres
Ceiling Height:	18' clear
Parking:	14 cars
Sprinklers:	wet
Sale Price:	upon request
Lease Rate:	\$38.00 psf
Taxes:	\$6.56 psf
Zoning:	BA: Business A Districts
Opex/Mgmt Fee:	\$2.36 psf / \$0.45 psf
Occupancy:	90 days

LOCATION OVERVIEW

Situated directly on Route 17 South, the property benefits from exceptional daily traffic counts, immediate highway access, and proximity to **Route 4**, **Route 80**, and the **Garden State Parkway**.

Route 17 is one of Northern New Jersey's most active retail corridors, serving as a primary north-south commercial artery through Bergen County. Rochelle Park sits at the crossroads of major highways and is surrounded by affluent communities including Paramus, Maywood, Saddle Brook, and Hackensack.

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